

82530OREGON
DEPARTMENT OF
VETERANS' AFFAIRS

06-09-94P03:30 RCVD

K-45987

Vol 94 Page 18168

BARGAIN AND SALE DEED

Account Number

C07600 87280

County Tax Account Number

R250908

The STATE OF OREGON, by and through the Director of the Oregon Department of Veterans' Affairs, grantor, does hereby grant, bargain, sell, and convey unto Max H. Neff and Betty J. Neff, grantee(s), the following described real property (4.11 acres more or less) free of encumbrances created or suffered by the grantor on or before July 31, 1986, except as specifically set forth herein situated at A19 Highway 97, Chiloquin, OR 97624 in Klamath County, State of Oregon, to wit:

All that portion of Lots 17 and 24 lying Westerly of the right of way of The Dalles-California Highway and Easterly of the Southern Pacific Railroad right-of-way, Less the Northerly 60 feet, situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the following: Starting at the East quarter section corner of said Section 33; thence South $0^{\circ}28'45''$ West along the East line of said Section 1314.0 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section, being also the Southeast corner of Lot 24 of said section and being also 14.69 feet distant Easterly from (when measured at right angles to) the relocated center line of the Dalles-California Highway at Engineer's Station 1137+25.9; thence South $89^{\circ}54'15''$ West along the South boundary of said Lot 24 a distance of 65.63 feet to the West right of way line of said highway and the true beginning point of this description; being also 50 feet distant Westerly from (when measured at right angles to) engineer's Station 1137+37.0; thence from said true beginning point South $89^{\circ}54'15''$ West 234.0 feet to the Easterly right of way line of the Southern Pacific Railroad; thence North $10^{\circ}16'23''$ West along said R.R. line 550 feet, more or less, thence North $89^{\circ}54'15''$ East 236.6 feet to the Westerly right of way line of the said highway; thence South $9^{\circ}32'$ East along said right of way line 548.0 feet, more or less, to the true point of beginning.

ALSO EXCEPTING therefrom any portion thereof lying within the right of way of the Southern Pacific Railroad.

The true and actual consideration for this conveyance is \$33,475.00.

AFTER RECORDING RETURN TO:

OREGON DEPARTMENT OF
VETERANS' AFFAIRS
700 SUMMER STREET NE
SALEM OR 97310-1201

Until a change is requested, all tax statements shall be sent to the following address:

MAX H. NEFF
2307 WATSON
KLAMATH FALLS OR 97603

BARGAIN AND SALE DEED (Continued)

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TO HAVE AND TO HOLD said real property unto said grantee(s), their heirs and assigns forever.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

IN WITNESS WHEREOF, the Director of the Oregon Department of Veterans' Affairs has caused these presents to be executed this March 10, 1994. The foregoing recital of consideration is true as I verily believe.

Director of Oregon Department of Veterans' Affairs

By


 R. O. Johnson

Manager, Customer Service

STATE OF OREGON

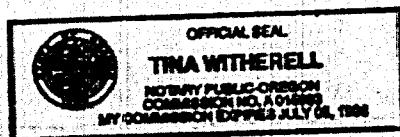
County of Marion

)
) ss.
)

On March 10, 1994

this instrument was acknowledged before me by the above-named R. O. Johnson, who personally appeared, and, being first duly sworn, did say that he is duly authorized to sign the foregoing document on behalf of the Oregon Department of Veterans' Affairs by authority of its Director.

Before me:


 Notary Public For Oregon


STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 9th day
 of June A.D. 1994 at 3:30 o'clock P. M., and duly recorded in Vol. M94
 of Deeds on Page 18168.

FEE \$35.00

Evelyn Biehn, County Clerk

By 